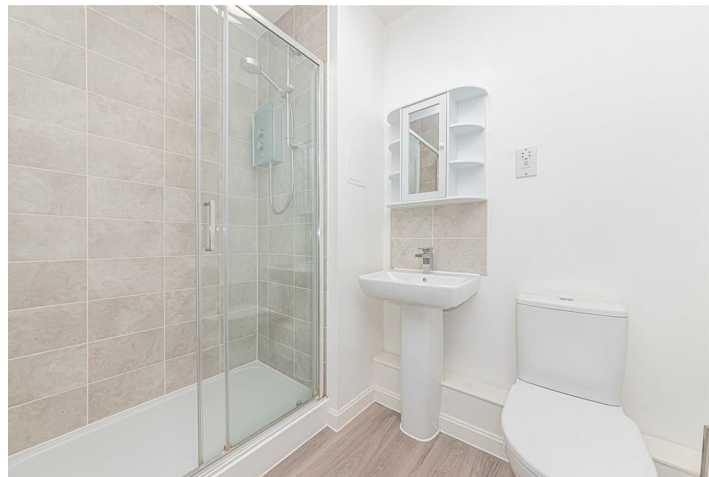




**55, Edrich Grange  
Crowthorne  
Berkshire, RG45 7FJ**

**£290,000 Leasehold**



Offered to the market with no onward chain, a desirable second floor apartment presented in clean and tidy order and located in a desirable setting. The well kept accommodation comprises an entrance hallway with storage, an open plan kitchen/living/dining room with modern white gloss kitchen with integrated appliances and a Juliette balcony off the living room area. A spacious master bedroom benefits from fitted wardrobes and a lovely ensuite shower room. There is a good sized guest bedroom and a modern family bathroom. Further features include radiator heating, two allocated parking spaces and well maintained communal gardens

- Master bedroom with ensuite
- Juliette balcony
- Allocated parking space
- Open plan living/kitchen/dining room
- Modern bathroom and ensuite
- No onward chain

The property benefits from two allocated parking space, a communal bin storage area, and well maintained communal gardens.

Edrich Grange is a modern development perfectly positioned within walking distance of the Village High Street, with its variety of independent shops, eateries, and public houses. The property is also within easy reach of acres of Crown Estate woodland, ideal for walkers and cyclists alike. Excellent local schools are available at all levels, with the highly popular Edgbarrow Secondary School situated just over half a mile away as the crow flies.

Please note: NB: Photographs taken in April 2025. Details may have changed since the photographs were taken.

Council Tax Band: C  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: B

#### Leasehold information

Term: 999 yrs from 1st January 2019  
Years remaining: 992  
Annual Service charge: c.£1,382.92  
Annual Ground rent: c.£250.00

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

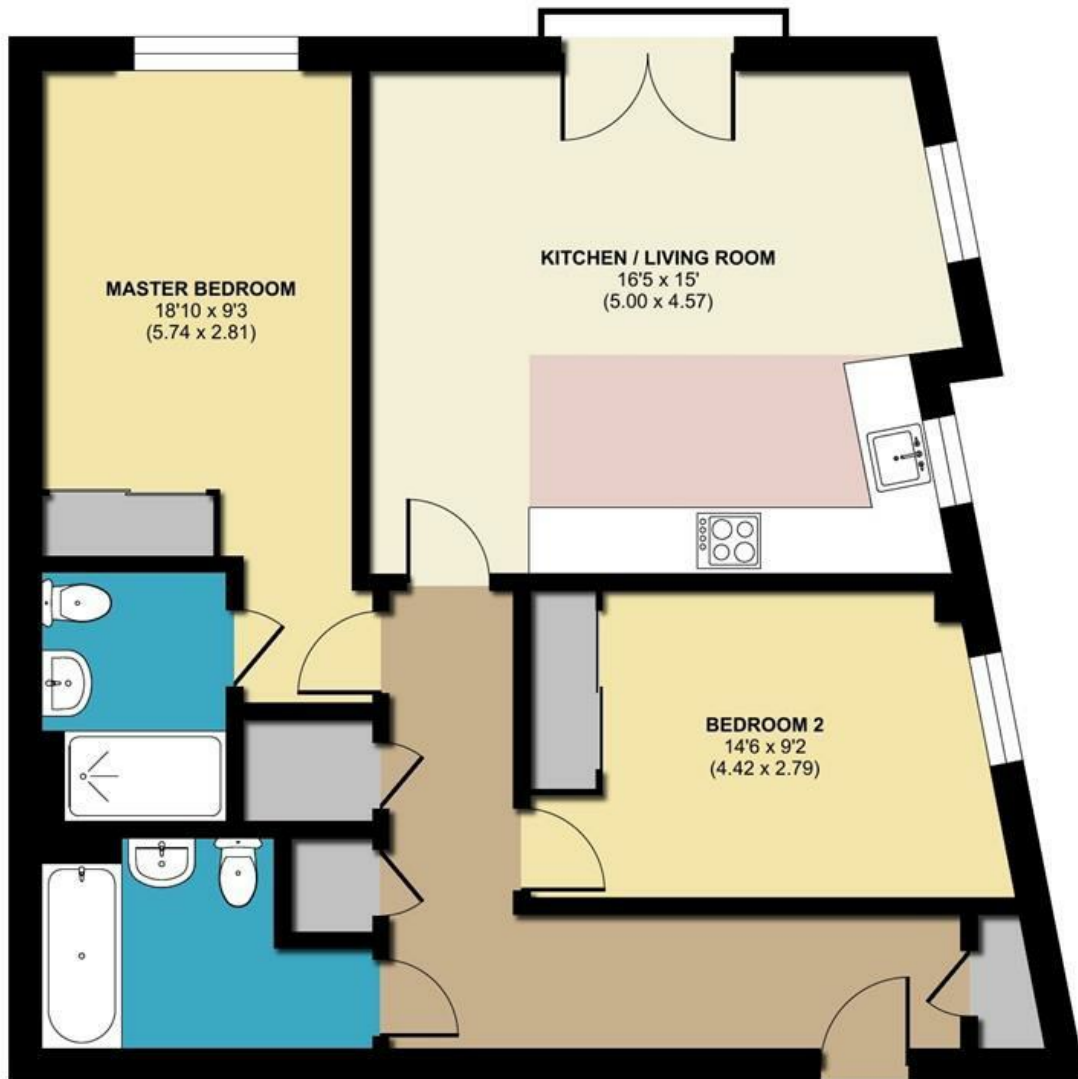




## Edrich Grange, Crowthorne

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



**SECOND FLOOR**

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Produced for Michael Hardy. REF: 1454205

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.  
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